

Andy & Helen Nicholls
30 Admiralty Road
Felpham
PO22 7DW

Your Ref: OWPC25077
Our Ref: FP/228/19/PL 21-10-2019
Please ask for:
Amber Willard

27th November 2019

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Retention of single storey timber side 'lean to' extension.
Oakland Court 26-28 Admiralty Road Felpham

Thank you for your internet representation made on 26th November 2019 which has been recorded as '**an objection**' with the comments as follows:

*30 Admiralty Road
Felpham
West Sussex
PO22 7DW*

Ref FP/228/19/PL 26 November 2019

Dear Sir

*Planning Application for Retrospective Consent
Retention of single storey timber side "lean-to" extension
Oakland Court Care Home
26 - 28 Admiralty Road, Felpham, PO22 7DW*

The structure in question was erected circa 2017 and extends to within millimetres of the boundary between our properties. It is approximately 18' in length running north/south along the boundary and is built into two dog-legs in the boundary, thereby giving the appearance of protruding into our garden. The roof slopes upwards towards our property, reaching a height of about 8' 3" on the boundary. According to the Title Deeds, Oakland Court is responsible for that boundary in its entirety, the remainder of which is fenced with standard panels to a maximum of 6' high.

The lean-to is covered with a plain brown weather-resistant boarding, with some timber cladding to the small east/west side panels. As it stands there is no room for further decorative or protective cladding to be applied to the external surface of the boarding without it encroaching onto our property.

In the Application statement submitted to ADC on behalf of Oakland Court, reference is made to the "refurbishment" of a previously existing structure. We feel this is a somewhat misleading statement. The previous structure, whilst serving a similar purpose, comprised of a corrugated plastic roof which rested on our garage, and two wooden side panels containing gates. There was no eastern wall to this structure except for the external side of our garage which had been utilised, without our permission, for shelving and hanging of equipment.

On several occasions over recent years we had given Oakland Court written notice of our intention to demolish our garage, advising them to remove anything of theirs which was attached to the garage. They did not take any action until we submitted plans to ADC in

2017 for a replacement garage. (We should add at this point that these plans were approved by ADC but we have subsequently decided against implementing them. They will lapse in 2020)

Whilst it is true to say that there is no "street scape" impact to this structure from the front of Oakland Court, the same cannot be said for the impact on us and on our property, as can be seen from the attached photos. The present structure can also be seen from the street outside our property.

The present structure did cause us some concern since its position on the boundary created the potential for difficulties with the demolition of our garage and also compromised any subsequent approved building work we might seek to undertake. However, the full size and imminence of the structure was hidden from us by our garage until its demolition in August this year, and it was at this point we initiated a Compliance Enquiry with ADC.

In principle we have little objection to some form of covered facility at Oakland Court to be used for storage or access. However, we do object strongly to the current presentation of the "lean-to" given its position within the dog-legs of the boundary. In particular we object to its proximity to the boundary, its height at the boundary and its intrusive appearance which is not at all in keeping with what one might reasonably expect from a boundary fence in a residential setting.

Andy and Helen Nicholls

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning